

DOVER PLANNING BOARD
MINUTES OF MEETING

Held: January 31, 1984
Council Chambers
Municipal Building
Dover, NH

Members Present: Chairman Maglaras; Vice-Chairman Stephanie Faria; Robert Steele; Pierre Bouchard; Harold Preston; Kerry Forbes; Craig Williams; J. Andrew Galt; Planning Director Timothy Sheldon.

Chairman Maglaras called the meeting to order at 7:07 p.m.

ITEM #1. Public Hearing on a driveway waiver of land owned by Nick Vatistas, Assessor's Map 6, Lot 22, zoned B-2, on Second Street.

- Tim Sheldon explained Mr. Vatista's request. Questions of the board were answered by Mr. Vatistas and Tim Sheldon.
- Public Hearing Opened - No one spoke in favor or against.
- Public Hearing Closed
- Moved by Steele, seconded by Faria to table decision pending report from Site Review Screening Committee U.A.

ITEM # 2. Public Hearing on a driveway waiver of land owned by Nickolas Skaltsis, Assessor's Map 27, Lots 89 and 89A, zoned RM-8, on Ham Street.

- The appeal for a driveway waiver was presented by Mr. Skaltsis.
- Public Hearing Opened - No one spoke in favor or against.
- Public Hearing Closed
- Moved by Forbes, seconded by Faria to approve. U.A.

ITEM #3. Public Hearing on the Minor subdivision of lands owned by Barbara Lowton, (applicant Daniel J. Philbrook), Assessor's Map 30, Lot 119, zoned RM-10, on the corner of Hough and Mt. Vernon Streets.

- Minor subdivision was explained by Mr. Sheldon.
- Public Hearing Opened - No one spoke in favor or against.
- Public Hearing Closed
- Moved by Faria, seconded by Williams to approve subdivision subject to the delineation of the sewer easement on Lot #2 being shown on the plan. U.A.

ITEM # 4. Public Hearing - Sign Ordinance

- Public Hearing Opened - Frank Flannery, President of Chamber of Commerce spoke in favor of the sign ordinance and its effect on commercial and economic development.
- Public Hearing Closed
- Moved by Galt, seconded by Forbes to approve and send to City Council. U.A.

Chairman Maglaras declared a five minute recess before the next Public Hearing.

ITEM #5. Public Hearing reconvened on the site review of land of Samuel Tamposi and Gerald Nash (Applicant Northland Properties), Assessor's Map D, Lot 2 and 2C, zoned B-3, on Central Avenue.

- Prior to the opening of the Public Hearing, Mr. Bouchard commented on reports from Vanesse Hangen and Camp Dresser and McKee. The written report from P. Bouchard and J. Stephens dated January 31, 1984 was read by Chairman Maglaras. (Reports enclosed)
- Mr. Galt expressed his views and his letter to the members of the board. (Letter enclosed).
- Mr. Steele explained correspondence to the state with Mr. Aliotti, Design Engineer. (No written response).
- State insists barrier be put in place. In the event the traffic flow generated causes breakdown of Weeks Traffic Circle, they will remove barrier. Mr. Aliotti noted they are using accepted standards of traffic engineering.
- Public Hearing Opened - June Richardson, Wellington Avenue. Opposed "enough congestion; no further development warranted."
- Wallace Johnson Jr. (Johnsons Hardware) Feels exit off turnpike will be plugged up by shopping center development. "Study of circle must be complete before futher development takes place."
- Sue Nichols, Director of Chamber of Commerce. Chamber of Commerce is for development, but is opposed to increased traffic congestion in the area. Encourages city to improve traffic flow situation before final decision is made.
- David Boutin, Shaws Supermarket Real Estate (representing Jack Thornton)- read letter from Jack Thornton (letter enclosed)
- Paul Thorpe, 898 Central Avenue, Opposed to the Demoulas development. Demoulas should "look for some place else to go."

- Donald Gartrell - Attorney from Concord representing Demoulas. Commented on A. Galt's comments regarding taking into account the wishes of the people. Atty. Gartrell noted that the zoning and subdivision regulations are formulated by the people and these regulations take the people's wishes into account.
- Earle Merrill, Old Rochester Road resident for 24 years - expressed opposition to development in this area.
- Atty. Donald Bryant, representing Weeks Restaurant. Opposed to Demoulas development. Would like the Board to delay decision until the traffic study is completed.
Atty. Bryant gave comments on the Camp Dresser and McKee report and read excerpts of the New Hampshire Water Supply and Pollution Control report recommendation that no development take place in the 400' radius of wells.
- Ed McGeehan, Apache St. Suggests the Board consider A. Galt's comments.
- Kevin MacKinney, Old Rochester Rd. Questioned Old Rochester Rd. being 16B. Questioned intersection of Long Hill Rd. Ext. and 16 & 16B. Mr. Steele responded.
- Councilman A. Peters asked the Board notify the Public of future meetings if decision is not made at this meeting.
- Planning Director Sheldon voiced his displeasure with the proposed traffic improvements & recommended the application be denied.
- Public Hearing Closed
- Kerry Forbes asked if the State is under pressure to move salt shed regardless. Mr. Steele answered no.
- Harold Preston brought up questions regarding the minutes of the State meeting held December 27th, 1983. Mr. Steele explained.
- Kerry Forbes noted that the problem lies off site and not on site.

Moved by Bouchard, seconded by Faria to approve subject to the conditions outlined in the letter from Mr. Bouchard and Jay Stephens; and city's receipt of letter from N.H. Public Works and Highway reiterating phone conversation with Mr. Steele on January 31, 1984.

Discussion ensued among Board members.

Moved by Steele, seconded by Faria to move the question. U.A.

The motion passed 6-2 (Williams, Galt)

ITEM # 6. Old Business

There was none

ITEM # 7. New Business

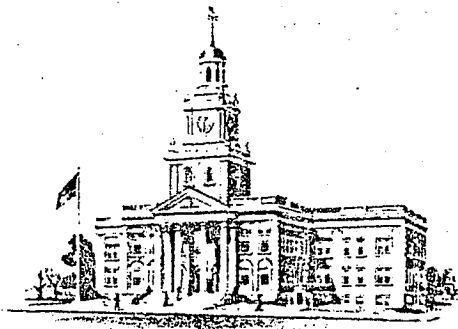
1. Election of Officers - Moved by Steele, seconded by Faria to table the election of officers. U.A.

2. Approval of Minutes of workshop held on January 17, 1984 and minutes of meeting held December 20, 1983.

Moved by Faria, seconded by Steele to approve. U.A.

Moved by Faria, seconded by Steele to adjourn. U.A.

Meeting adjourned at 8:55 P.M.



CITY OF DOVER, NEW HAMPSHIRE 03820

PIERRE R. BOUCHARD
DIRECTOR, PUBLIC WORKS

TEL. 603 742-4568

31 January 1984

Planning Director
Municipal Building
Dover, NH 03820

RE: Demoulas Market Basket

Tim:

We are in receipt of the REVIEW OF GEOHYDROLOGIC ANALYSIS OF PROPOSED DEMOULAS SHOPPING CENTER prepared for the Dover Water Department by Camp Dresser & McKee Inc. We have reviewed the report and the recommendations therein. A copy of the report is attached for your information. In brief, the consultant felt that concerns regarding water quantity were unwarranted while concerns about water quality were justified.

We feel that several of the elements of the proposed development coupled with other items suggested in the geohydrologic review would provide the best protection for the city well system in the "No Bottom Pond" area. To preclude confusion as to which items will be required the following paragraphs are provided to consolidate the conditions in one location:

A. Items from Vanasse/Hangen Letter of November 7, 1983

1. No salting or any other chemicals applied for deicing purposes will be used.
2. The New Hampshire Department of Transportation salt shed will be removed (Prior to winter 1984).
3. Parking lot will be entirely curbed and graded away from well site.
4. All runoff will be caught via a closed drainage system.
5. All drainage structures will be designed with oil/grease traps and sumps.
6. Periodic maintenance of drainage structures will be performed to insure maximum efficiency of the system (with a letter to the city each time maintenance is performed).

B. Items from Camp Dresser Report of January 30, 1984

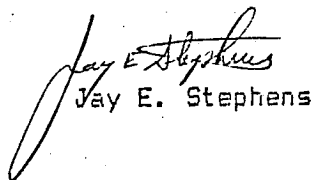
1. A recharge basin shall not be used. All drainage shall be piped to Plaza Drive (utilizing overflow line previously proposed).
2. There shall be no underground storage of fuel oil or other chemicals. Above ground storage shall be approved by the Public Works Department.
3. Floor drainage within the shopping center shall be directed to the sanitary sewer. Floor drainage system shall be approved by the Public Works department.
4. The developer shall submit the names of all prospective tenants in the complex to the Public Works Department for review prior to final acceptance of the tenant thus reducing the potential of a detrimental discharge in the well area.

In addition to the preceding items identified by the two sources noted we feel that a restriction should be placed on this project prohibiting the construction of any other buildings on this property or adjacent property which might be acquired by the developer (i.e. the state land). The Planning Board is further notified that continued development in the area could "affect water levels and/or well yields."

The material presented above capsulizes the position of this department with respect to the water quality/quantity issue. Should you have any other questions or concerns please contact this office.

Sincerely yours,


Pierre R. Bouchard


Jay E. Stephens



environmental engineers, scientists,
planners, & management consultants

CAMP DRESSER & MCKEE INC.

One Center Plaza
Boston, Massachusetts 02108
617 742-5151

January 30, 1984

Mr. Robert Steele
City Manager
City Hall
Dover, NH 03820

Review of Geohydrologic Analysis
Of Proposed DeMoulas Shopping Center

Dear Mr. Steele:

In accordance with our December 29, 1983 proposal, Camp Dresser & McKee Inc. (CDM) has completed a review of a geohydrologic analysis of the impacts of a proposed shopping center development upon two nearby municipal wells. Our review has indicated that the shopping center should not significantly affect the quantity of water which can be withdrawn from the Smith and Cummings production wells. Although the quality of the produced water likely will remain acceptable for public consumption (with continued treatment for iron and manganese levels as provided by the Lowell Avenue treatment plant), there may be potential risks to water quality of which the City should be aware. Our findings are presented below.

EXECUTIVE SUMMARY

1. The general area of the Smith and Cummings Wells is still in a largely undeveloped state. The area is traversed by two major roads, contains a salt storage shed, and does include a developed area along Routes 9 and 16. The two wells (and the aquifer they tap) are a valuable groundwater resource, providing about 20% of the City's water.
2. The proposed shopping center development will increase the impervious area within the Smith and Cummings Wells' watershed by approximately 4%. This should not have a significant effect on the amount of water that can be produced from the wells nor on the water levels in the wells. The City should be aware, however, that continued development in the watershed would eventually affect water levels and/or well yields.
3. A review of the site plans and of typical water quality in runoff from parking lots in commercial areas indicates no proposed use on the site of chemicals, nor any specific, typical water quality problems which might adversely affect the Smith and Cummings Wells. However, the drainage/recharge system does provide a ready means for introducing dissolved constituents to the groundwater system only 600 feet from the Smith well. Although the chance of a significant problem occurring (through accidental or intentional spillage) is relatively small, there is nevertheless an increased probability of contaminating your wells associated with this type of development.

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4. a. From the standpoint of water supply protection only, the ideal land use for the subject site is to leave it undeveloped. Should the shopping center be developed, the next best solution (again from the standpoint of water supply protection only) is to pipe all drainage out of the area to prevent any introduction of contaminants to the groundwater system.
- b. The City could, however, allow the development as presently proposed, if it is willing to accept the relatively small increase in probability of groundwater quality degradation. However, a significant fuel spill or intentional chemical discharge at the site, if it ever occurred, would threaten shutdown of the Smith and Cummings Wells.

DISCUSSION

Smith and Cummings Wells

Location. The Smith and Cummings Wells are located northwest of the City proper, between Routes 9 & 16 and the Spaulding Turnpike, and about 2000 feet southwest of the Somersworth city line. The wells are installed in the southern extremity of the Willand Pond aquifer, an extensive sand-and-gravel glacial deposit extending into Somersworth. The general area of the wells is largely in a wooded, undeveloped state. Most of the existing nearby development is along Routes 9 and 16, which has extensive commercial development. At the present time, the area with 400 feet of the production wells is undeveloped. (This area normally is maintained in an undeveloped state to provide sanitary protection for the wells, since most microorganisms cannot travel this distance in the groundwater environment.)

Water Production. Until recently, the Smith Well had been inoperative and the Cummings Well was the only operating well at the site. In August 1983, the City reactivated the Smith Well, and both wells now deliver water to the Lowell Avenue treatment plant, where iron and manganese are removed prior to delivery to the water system. The Cummings Well had been operating at a rate of about 450 gallons per minute (gpm) from its May 1981 redevelopment to its shutdown in May 1983 for redevelopment. Following the redevelopment and reactivation of the Smith Well, the combined pumping capacity has been about 560 gpm, a 25% increase. The total pumpage from these wells in several recent years is shown below:

<u>Year</u>	<u>Total Pumpage (gallons)</u>	<u>Average Daily Pumpage (million gallons per day)</u>
1980	205,244,500	0.56
1981	223,792,300	0.61
1982	165,813,400	0.45
1983	183,279,100	0.50

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These wells typically produce about 20% of the City's water.

Water Quality. CDM reviewed recent available water quality data from the Cummings Well, which consisted of samples analyzed by the State in 1977, 1979, 1980 and 1981. Manganese levels are very high, of course, and require removal prior to public consumption. One analysis of heavy metals was performed by the State in 1981 and indicated acceptable levels of all metals except silver which, at 0.06 mg/l, slightly exceeded the 0.05 mg/l (milligrams per liter) standard.

In addition, high sodium levels were noted (47-64 mg/l). These levels are greater than the 20 mg/l figure which is commonly used as a guidance level for persons on low-sodium diets. These high salt levels are likely caused by road salt runoff from the several major roads in the watershed, and from the State's salt storage shed located about 1000 feet from the wells. We did not locate any analyses for volatile organic chemicals, pesticides or herbicides.

Proposed Shopping Center Development

We have reviewed the following documents regarding the proposed DeMoulas shopping center, all prepared by Vanasse/Hangen Engineering, Inc:

- Geohydrologic Analysis dated November 7, 1983
- Set of site plans dated November 15, 1983
- Revised site plan dated December 9, 1983
- "Response to Comments, Site Plan Submission, Proposed Shopping Center," dated January 3, 1984

The site proposed for development consists of a 20.9-acre area located between the Spaulding Turnpike and the City wells. At present, the land consists of undeveloped woodland and an area cleared of vegetation which appears to have once been used for sand and gravel removal. The present undeveloped state gives the maximum groundwater recharge and the maximum possible degree of groundwater quality protection for the nearby City wells.

The proposed shopping center would involve construction of buildings and parking lots, totalling 13.8 acres of impervious surface (the remaining 7 acres of the site would not be developed). The parking lot would be constructed within the normally-recommended 400-foot protective radius, as close as 200 feet from the Smith Well. Drainage from the buildings and parking areas would be directed to a detention basin located 600-700 feet from the Smith Well. An oil/grease separator would remove floating oil and grease, and allow some settling of solids, prior to discharge to the

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detention basin. The detention basin was sized to hold the 100-year storm volume (an overflow carries additional water to a drain in Plaza Drive), and is underlaid by a 2-foot-thick sand filter. Water passing through the sand filter would then percolate through the natural soils to the water table. A leaching basin would provide some recharge capacity, especially during frozen-ground conditions. After passing through the sand filter or leaching basin, this water would percolate downward to the water table, then flow through the aquifer to contribute to the recharge of the City production wells. (This presumes that there are no low-permeability soil zones such as silt or clay, which could significantly alter the flow of groundwater.)

Sanitary sewage would not be discharged on site but would be conveyed to an existing sewer at Plaza Drive.

It is also proposed to preclude the use of salt or other deicing compounds in the shopping center parking area. We are not aware of any proposed activities in the shopping center (e.g., gasoline stations, dry-cleaning establishments, etc.) which are common sources of groundwater quality problems.

Water Quantity Concerns

Increasing the impervious surface in, and runoff from, a groundwater supply's tributary watershed can be undesirable from a water quantity standpoint, as greater water level drawdowns and/or reduced well capacity can result. The proposed development was reviewed in this light.

In the Geohydrologic Analysis, Vanasse-Hangen (VH) estimated the extent of the area of influence of the wells to determine potential impacts caused by development of the shopping center. The formula used was:

$$Q = \pi r^2 W$$

Where Q = well pumping rate
r = radius of influence
W = precipitation recharge rate

Given the lack of data regarding actual geologic conditions and water table elevations beyond the immediate vicinity of the production wells, use of this simple formula (which assumes a flat water table, circular area of influence, and uniform geology) appears reasonable, although nearby less-permeable areas beyond the southern extent of the Willand Pond aquifer would be expected to cause a distorted, rather than circular, area of influence. When calculating the radius of the area of influence, a representative annual average pumping rate (rather than a maximum rate) should be used. Based on the recent pumping data summarized above, a range of 0.5-0.7 mgd (million gallons per day) is reasonable. This leads to an estimate of 2100-2500 feet for the radius of influence and 320-450 acres for the area of influence. The 13.8 acre proposed impervious area thus

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represents 3.0-4.5% of the area of influence, somewhat greater than the 2% listed in the VH report.

The 4% or so increase in impervious area is not a major amount. Further, the great majority of the drainage will be directed back to the aquifer, greatly reducing the impact of development (in terms of water quantity) upon the aquifer. Therefore, it does not appear that construction of the proposed shopping center would have any significant impact upon the quantity of water that can be produced from the Smith and Cummings Wells, nor upon the water levels experienced in the wells. The City should be aware, however, that continued development in the watershed of these wells would eventually have such impacts.

Water Quality Concerns

The recharge of a significant volume of water so close to the production wells raises concern about the quality of the recharge water and its impact upon well water quality. Our literature review has indicated that there have been a number of investigations into the nature of the quality of runoff water from shopping centers and parking lots. This type of runoff water in general can contain high levels of the following:

- Coliform bacteria (and other bacteria and viruses)
- Total Solids (including suspended solids and dissolved solids)
- COD and BOD (chemical oxygen demand and biochemical oxygen demand)
- Oil and grease
- Metals (including iron, lead and others)
- Salt (sodium and chlorides)

Investigations into concentrations of priority organic pollutants (e.g., volatile organics, pesticides, etc.) in runoff are very limited, but preliminary results of the Nationwide Urban Runoff Program indicate that several pesticides, and PAH's (polynuclear aromatic hydrocarbons) are occasionally detected in urban runoff water at levels greater than those recommended for protection of human health. This program also confirmed the frequent occurrence of lead in runoff water at levels exceeding the Maximum Contaminant Level (MCL) of 0.05 mg/l for drinking water. The concentrations of the above contaminants which would be experienced in actual runoff from the proposed development cannot be predicted, but data from these other commercial development areas and parking lots can be used as general guidelines.

Concentrations of several of the contaminants listed above will be greatly reduced by the proposed construction and maintenance of the drainage facilities, by natural filtration in the aquifer, and by dilution at the well head. For example, many solids (and oil and grease) would be removed from the runoff water by the proposed drainage system, prior to recharging the aquifer.



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The proposed drainage/treatment system would not treat for some of the dissolved constituents, which would not settle in the detention basin. Natural biological and chemical reactions during percolation to the water table and during groundwater flow would, however, provide further treatment. COD and BOD would be removed in the soil system. Certain other dissolved constituents (e.g., lead) tend, during groundwater flow, to become adsorbed to the soil materials. Thus, their presence at limited concentrations in runoff water recharging the aquifer is not a major concern.

Other dissolved constituents, however, are not adsorbed to the soil and do not biodegrade rapidly -- they could potentially reach the City wells if introduced through the detention basin. If their levels in the recharge water were sufficiently high, they could cause contaminant concentrations above acceptable levels in the produced water, even after dilution. These constituents include nitrate, salts, and certain synthetic organic contaminants. Although concentrations of nitrate in runoff water would probably be relatively low, and the concern regarding salt has been addressed as much as is reasonably possible in the proposal, the detention basin also provides a possible means for the introduction of synthetic organic chemicals to the groundwater system. The development of a large, heavily-trafficked area with drainage and recharge in such close proximity to a municipal water supply increases the probability of organic chemical contamination due to one or more of the following:

- Accidental fuel spillage
- Intentional dumping
- Inevitable contamination in runoff (from debris and discharges on the parking lot)
- Leakage from chemical or fuel storage (if any were proposed)

Other Comments

We would not recommend the use of CDM's aquifer transmissivity estimate for assessing soil permeability at the detention basin site. The estimate in our November 1979 report of 50,000 gpd/ft (gallons per day per foot) is an approximation, based on limited data, of the formation transmissivity in the vicinity of the Cummings Well. Dividing by the formation thickness results in an estimate of horizontal permeability near the well (the 1,350 gpd/ft² figure calculated in the VH report). However, the downward flow of recharge from the detention basin is controlled more by vertical permeability than by horizontal permeability. The vertical permeability in stratified sand-and-gravel deposits is much less than the horizontal permeability (typically by a factor of 5 to 10). In addition, soil permeabilities in a given sand and gravel deposit often vary widely from one location to another. Test borings should be performed for final design of the detention basin and to detect any unusual soil characteristics such as silt or clay layers at the site which may affect the flow of water from the detention basin to (and through) the aquifer.

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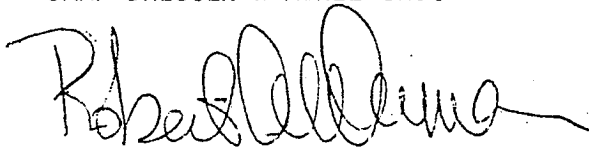
We have assumed that the proposed development will use piped natural gas and does not involve any storage of fuel oil or other chemicals. If such storage were needed, underground storage should be prohibited, and special precautionary measures should be taken in case of spillage (e.g., concrete retaining basins underneath above-ground steel tanks). In addition, we have assumed that floor drainage within the shopping center would be directed to the sanitary sewer rather than the detention basin, because of the use of degreasers and solvents for indoor cleaning.

We understand the State salt storage shed will be removed this spring. This will remove a source of contamination to the groundwater system. The positive effects, however, are difficult to quantify as the major arteries in the watershed will still be salted.

We have appreciated the opportunity to assist the City in your review of this project. Please do not hesitate to contact us if you have any questions.

Very truly yours,

CAMP DRESSER & McKEE INC.



Robert A. Weimar

RAW/mhd

cc Mr. Pierre Bouchard
Mr. Jay Stevens

January 31, 1981

Dear Fellow members of the Planning Board,

As a new member of the Dover Planning Board, I look forward to a bright future working with each of you in the coming year, and hope that we can work harmoniously together to better the community.

I do not know how you as individuals will be voting on the Northland Properties/DeMoulas proposal. I would like to share with you a few of my own thoughts as I join you on the Planning Board, and perhaps share a bit of the reasoning behind my own position on the proposal.

There is undoubtedly no disagreement over whether the plan follows and meets with all City regulations regarding site review and zoning. Yet many of us have reservations concerning approving such a proposal on Somersworth Road. Dover Code provides that we as a Planning Board do not have to approve a proposal simply because it meets our minimum standards vis a vis Zoning and Site Review, etc., but can withhold approval on the grounds that it is not in the best interests of the City.

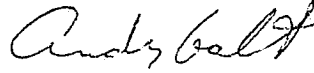
I can't argue with the fact that we will be in court if we turn down this proposal. Yet I won't bow under that pressure because of the following view: If a Planning Board is to use as its sole criteria the standards set forth in the communities zoning, subdivision, and site review ordinances, then what do we become except a glorified Building Inspector? There is intended to be more to weigh a decision on than obedience of ordinances; hence the state's requirement that our members be residents, and the aforementioned clause in the City Code. A Building Inspector could after all insure that permits were issued to only those meeting the black-and-white code requirements, yet development in a community comes before the Planning Board first. It is our task then, to look beyond the facts of the Zoning and other requirements written in our Code, to the impact that such a plan has on the Community. We as residents need to express that certain extra feeling for the community when evaluating proposals- be they for the splitting of a lot, or the construction of a major development, or the rezoning of a part of the City, or the passage of a sign ordinance.

I have no reservations when I stand opposed to the project of Northland Properties/DeMoulas- it is not a wise thing to approve until we are closer to the reconstruction of the Weeks Circle. As the Council views the developments planned or in 'discussion' stages for the Miracle Mile and the Weeks Circle area, we are becoming more concerned that this area will become increasingly unstable and dangerous to both pedestrians and automotive traffic until the roadwork is begun.

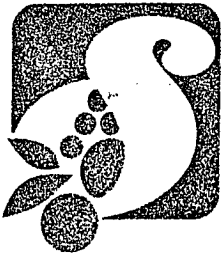
These thoughts may be too late to help us with this applicant's proposal, but I wished to share them with you before

we voted on the proposal, as a fresh insight into our role might aid us not only in this but also future work.

Sincerely yours,



Andy Galt
City Council Representative



Shaw's

SHAW'S SUPERMARKETS, INC., CENTRAL DIVISION
OLD DOVER ROAD • NEWINGTON, N.H. 03801 • (603-431-7883)

January 31, 1984

Mr George Maglaras, Chairman
Dover Planning Board
92 Cocheco Street
Dover, New Hampshire 03820

Dear Chairman Maglaras:

Because of our earnest concern that the anticipated traffic congestion at the Week's traffic circle may impact upon the significant investment in our new Shaw's Dover shopping center, Shaw's Realty Co. wishes to reiterate our concerns as stated to you in my letter of December 20, 1984, regarding the proposed shopping center development on the Sixth Street connector road.

Shaw's has always taken special interest in traffic improvements on the Central Avenue corridor and wants safe and convenient access to the shopping center for normal vehicular traffic.

There is good evidence that the proposed shopping center development under consideration here tonight will have deleterious effects on Central Avenue, Week's traffic circle, the connector road and Spaulding Turnpike off ramps. That evidence has been summarized in the concluding statement in a report prepared by the Strafford Regional Planning commission that reads, "There will be big problems with the traffic flow around the Week's traffic circle in the near future unless modification work is undertaken soon to handle the heavier load of traffic anticipated once the three proposed shopping plazas are operational."

These concerns of traffic congestion in the Week's traffic circle corridor have been characterized by various agencies and individuals as "a nightmare about to happen," "gridlock," "complete breakdown," and "cardiac arrest". We agree with your statement Mr. Chairman that, "It is the Board's interest to make sure that the traffic problems, exacerbated by DeMoulas, are addressed."

This development should not be allowed to proceed without the necessary remedies to those traffic concerns having been engineered, approved, and funded. We believe further that the traffic congestion created by this development will impede safe and convenient travel to Shaw's shopping center now under construction on Central Avenue, particularly for traffic approaching the shopping center from the traffic circle. We respectfully request that if the project meets the city's tests for site plan approval, the Planning Board condition the approval:

....that satisfactory highway improvements to the entire Spaulding Turnpike/Week's traffic circle corridor be installed and functioning before construction is permitted to commence.

A Division of Shaw's Supermarkets, Inc., East Bridgewater, Mass. 02324.

(continued)

Mr. George Maglaras, Chairman
Dover Planning Board
92 Cocheco Street
Dover, New Hampshire 03820

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Our recommendation to site plan approval is in accord with the recommendation of the Dover City Council's Parking and Traffic Committee which reads:

Additional traffic impact on the Week's traffic circle would be adding calamity to an already disastrous situation, and therefore, (we) would like to see major improvements to the design of the traffic circle implemented by the State (of New Hampshire) prior to any additional large commercial development be approved for that area.

Shaw's has demonstrated over the past year our sincere willingness to contribute to the overall well being and orderly development of the Dover community. This commitment continues and we are hopeful that Dover officials will now take appropriate action to insure safe and convenient automobile traffic along major access roads in the "Miracle Mile" corridor. To do otherwise would not be in the public's best interests, in particular to those people in Ward One, and to the existing businesses on the "Miracle Mile".

Very Truly Yours,

SHAW'S REALTY CO.

Jack C. Thornton Jr.
Jack C. Thornton, Jr. *DRB*
Vice President

/ckw